

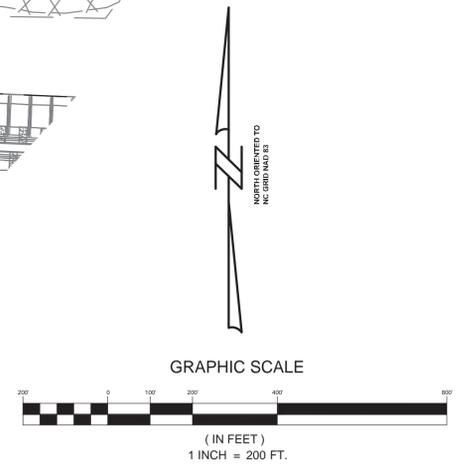
ENGINEERING FIRM: ESP ASSOCIATES, INC.
 ADDRESS: 3475 LAKEMONT BLVD. FORT MILL, SC 29708
 PHONE: (803) 802-2440
 FAX: (802) 802-2515
 CONTACT: MATTHEW R. REIKING
 EMAIL: MREIKING@ESPASSOCIATES.COM

DEVELOPER: MATTAMY HOMES
 ADDRESS: 2127 AYRSELY TOWN BLVD. SUITE 201 CHARLOTTE, NC 28273
 PHONE: (704) 375-9373
 CONTACT: BOB WIGGINS
 EMAIL: BOB.WIGGINS@MATTAMYCORP.COM

PROPERTY OWNER: MATTAMY HOMES
 ADDRESS: 2127 AYRSELY TOWN BLVD. SUITE 201 CHARLOTTE, NC 28273
 PHONE: (704) 375-9373
 CONTACT: BOB WIGGINS
 EMAIL: BOB.WIGGINS@MATTAMYCORP.COM

REVIEW AGENCY: TOWN OF INDIAN TRAIL
 ADDRESS: PO BOX 2430 INDIAN TRAIL, NC 28079
 PHONE: (704) 821-5401

PHASE	NO. OF LOTS
1	80
2	49
3	43
4	38
5	72
6	42
7	41
TOTAL	365



**FOR INFORMATION PURPOSES ONLY
 PHASES & SEQUENCE SUBJECT TO CHANGE**

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 www.espassociates.com



NO.	DATE	REVISION	BY
1	5/14/18	REVISED PER TOWN OF INDIAN TRAIL COMMENTS	JAC
2	7/23/18	REVISED PER TOWN OF INDIAN TRAIL COMMENTS	JAC

**OVERALL SITE DEVELOPMENT
 PHASING PLAN**

BRAEBURN

INDIAN TRAIL, UNION COUNTY, NC

MATTAMY CAROLINA CORP.

PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	CAL
DRAWN BY:	CAL
PROJECT NUMBER:	FM26.420
ORIGINAL DATE:	02/27/18
SHEET:	C0.2



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NO.	DATE	REVISION	BY	REVISION
1	5/14/18	REVISED PER TOWN OF INDIAN TRAIL COMMENTS	JAC	
2	7/23/18	REVISED PER TOWN OF INDIAN TRAIL COMMENTS	JAC	

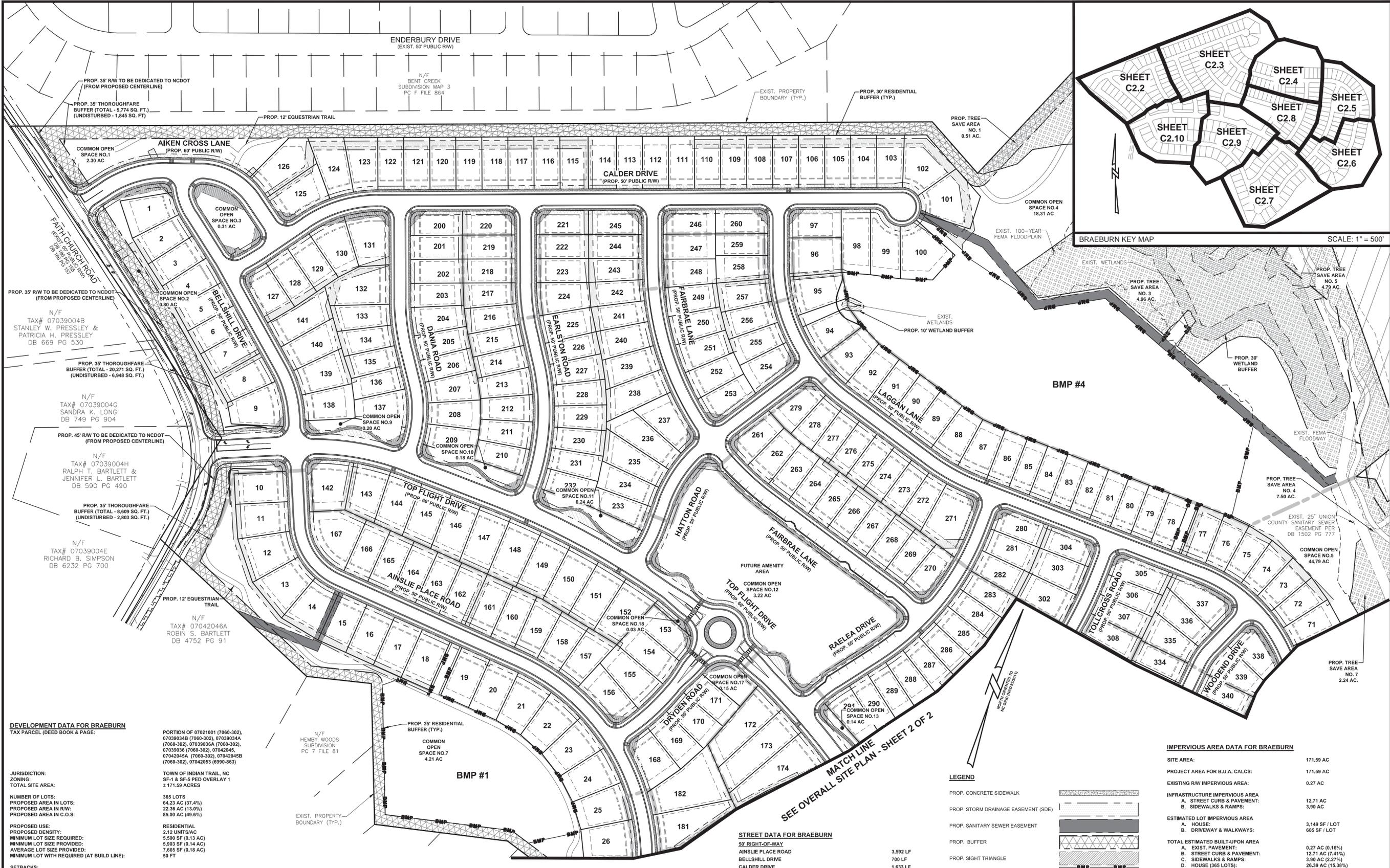
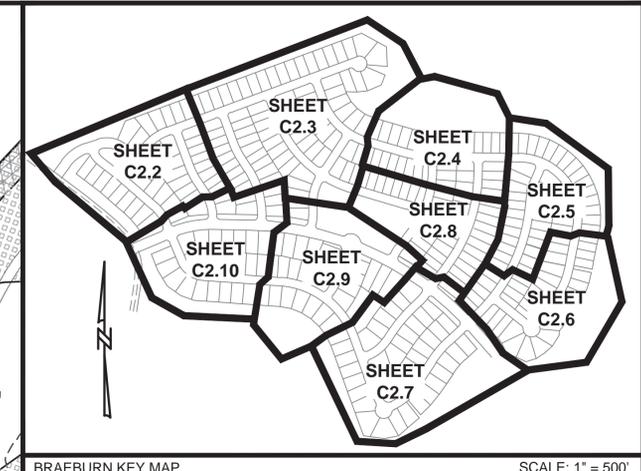
OVERALL SITE PLAN - SHEET 1 OF 2

BRAEBURN

INDIAN TRAIL, UNION COUNTY, NC

MATTAMY CAROLINA CORP.

PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	CAL
DRAWN BY:	CAL
PROJECT NUMBER:	FM26.420
ORIGINAL DATE:	02/27/18
SHEET:	C2.0



DEVELOPMENT DATA FOR BRAEBURN
TAX PARCEL (DEED BOOK & PAGE):

JURISDICTION: TOWN OF INDIAN TRAIL, NC
ZONING: SF-4 S.F.S. PED OVERLAY 1
TOTAL SITE AREA: ± 171.59 ACRES

NUMBER OF LOTS: 365 LOTS
PROPOSED AREA IN LOTS: 64.23 AC (37.4%)
PROPOSED AREA IN R/W: 22.36 AC (13.0%)
PROPOSED AREA IN C.O.S.: 85.00 AC (49.6%)

PROPOSED USE: RESIDENTIAL
PROPOSED DENSITY: 2.12 UNITS/AC
MINIMUM LOT SIZE REQUIRED: 5,500 SF (0.13 AC)
MINIMUM LOT SIZE PROVIDED: 5,903 SF (0.14 AC)
AVERAGE LOT SIZE PROVIDED: 7,865 SF (0.18 AC)
MINIMUM LOT WITH REQUIRED (AT BUILD LINE): 50 FT

SETBACKS:
FRONT YARD SETBACK: 20 FT
SIDE YARD SETBACK: 10 FT
SIDE YARD SETBACK AT CORNER: 20 FT
REAR YARD SETBACK: 22 FT
GARAGE SETBACK: 22 FT

REQUIRED TREE SAVE AREA: 25.74 AC (15%)
PROVIDED TREE SAVE AREA: 33.31 AC (19%)
AREA NO. 1: 0.81 AC
AREA NO. 2: 0.03 AC
AREA NO. 3: 4.96 AC
AREA NO. 4: 7.50 AC
AREA NO. 5: 4.79 AC
AREA NO. 6: 9.26 AC
AREA NO. 7: 2.24 AC
AREA NO. 8: 0.14 AC
AREA NO. 9: 2.47 AC
AREA NO. 10: 0.71 AC
AREA NO. 11: 0.02 AC
AREA NO. 12: 0.06 AC
AREA NO. 13: 0.81 AC
TOTAL: 33.30 AC

COMMON OPEN SPACE:

AREA NO. 1	2.30 AC
AREA NO. 2	0.80 AC
AREA NO. 3	0.31 AC
AREA NO. 4	18.31 AC
AREA NO. 5	44.79 AC
AREA NO. 6	9.23 AC
AREA NO. 7	4.21 AC
AREA NO. 8	0.28 AC
AREA NO. 9	0.20 AC
AREA NO. 10	0.18 AC
AREA NO. 11	0.24 AC
AREA NO. 12 (AMENITY USE AREA)	3.22 AC
AREA NO. 13	0.14 AC
AREA NO. 14	0.13 AC
AREA NO. 15	0.25 AC
AREA NO. 16	0.07 AC
AREA NO. 17	0.15 AC
AREA NO. 18	0.03 AC
AREA NO. 19	0.16 AC
TOTAL	85.00 AC (49.6%)

STREET DATA FOR BRAEBURN

AINSLIE PLACE ROAD	3,592 LF
BELLSHILL DRIVE	700 LF
CALDER DRIVE	1,633 LF
CANONGATE DRIVE	585 LF
DANIA ROAD	612 LF
DRYDEN ROAD	355 LF
EARLSTON ROAD	721 LF
FAIRBRAE LANE	1,220 LF
HATTON ROAD	640 LF
LAGGAN LANE	2,974 LF
RAELEA DRIVE	689 LF
TOLL CROSS ROAD	851 LF
WOODEND DRIVE	1,064 LF
TOTAL	15,836 LF

60' RIGHT-OF-WAY

INDIAN TRAIL	2,439 LF
TOP FLIGHT DRIVE	570 LF
AIKEN CROSS LANE	570 LF
TOTAL	3,009 LF

LEGEND

- PROP. CONCRETE SIDEWALK
- PROP. STORM DRAINAGE EASEMENT (SDE)
- PROP. SANITARY SEWER EASEMENT
- PROP. BUFFER
- PROP. SIGHT TRIANGLE
- PROP. BMP EASEMENT
- EXIST. WETLANDS
- PROP. WETLANDS BUFFER
- PROP. UTILITY EASEMENT
- PROP. PHASE LINES

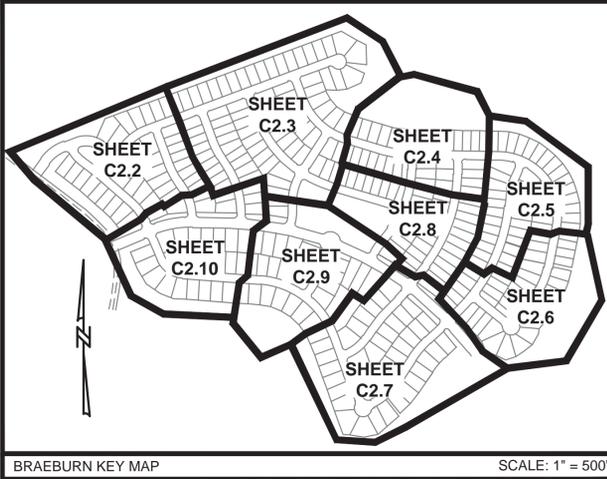
IMPERVIOUS AREA DATA FOR BRAEBURN

SITE AREA:	171.59 AC
PROJECT AREA FOR B.J.A. CALCS:	171.59 AC
EXISTING R/W IMPERVIOUS AREA:	0.27 AC
INFRASTRUCTURE IMPERVIOUS AREA	
A. STREET CURB & PAVEMENT:	12.71 AC
B. SIDEWALKS & RAMPS:	3.90 AC
ESTIMATED LOT IMPERVIOUS AREA	
A. HOUSE:	3,149 SF / LOT
B. DRIVEWAY & WALKWAYS:	605 SF / LOT
TOTAL ESTIMATED BUILT-UPON AREA	
A. EXIST. PAVEMENT:	0.27 AC (0.16%)
B. STREET CURB & PAVEMENT:	12.71 AC (7.41%)
C. SIDEWALKS & RAMPS:	3.90 AC (2.27%)
D. HOUSE (365 LOTS):	26.39 AC (15.38%)
E. DRIVEWAY & WALKWAYS (365 LOTS):	5.07 AC (2.95%)
F. FUTURE STREET CURB & PAVEMENT:	0.52 AC (0.30%)
G. FUTURE SIDEWALK & RAMPS:	0.10 AC (0.06%)
H. AMENITY AREA:	1.40 AC (0.82%)
I. TOTAL ESTIMATED BUILT-UPON AREA:	50.36 AC (29.35%)

1. HOUSE, DRIVEWAY AND WALKWAY IMPERVIOUS AREAS HAVE BEEN ESTIMATED BASED ON ANTICIPATED DEVELOPMENT. FINAL SIZES AND LOCATIONS OF HOUSES AND DRIVEWAYS ARE SUBJECT TO CHANGE.

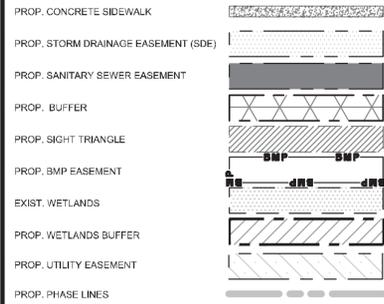
GRAPHIC SCALE
1 INCH = 100 FT.

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BRAEBURN KEY MAP SCALE: 1" = 500'

LEGEND



IMPERVIOUS AREA DATA FOR BRAEBURN

SITE AREA:	171.59 AC
PROJECT AREA FOR B.U.A. CALCS:	171.59 AC
EXISTING R/W IMPERVIOUS AREA:	0.27 AC
INFRASTRUCTURE IMPERVIOUS AREA	
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ADDRESS: ESP ASSOCIATES, INC.
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 (803) 802-2515
 MATT REIKING, PE

DEVELOPER:
ADDRESS: MATTAMY HOMES
 2127 AYRSELY TOWN BLVD, SUITE 21
 CHARLOTTE, NC 28273
 (704) 375-5373
 BOB WIGGINS

REVIEW AGENCY:
ADDRESS: TOWN OF INDIAN TRAIL
 PO BOX 2430
 INDIAN TRAIL, NC 28079
 (704) 821-5401

DEVELOPMENT DATA FOR BRAEBURN
 TAX PARCEL (DEED BOOK & PAGE):

PORTION OF 07021001 (7060-302), 07039034B (7060-302), 07039034A (7060-302), 07039036A (7060-302), 07039036B (7060-302), 07042045, 07042045A (7060-302), 07042045B (7060-302), 07042053 (6990-863)

JURISDICTION: TOWN OF INDIAN TRAIL, NC
ZONING: SF-1 & SF-5 PED OVERLAY 1
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PROPOSED AREA IN R/W: 22.36 AC (13.0%)
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AREA NO. 6	9.26 AC
AREA NO. 7	2.24 AC
AREA NO. 8	0.14 AC
AREA NO. 9	2.47 AC
AREA NO. 10	0.71 AC
AREA NO. 11	0.02 AC
AREA NO. 12	0.09 AC
AREA NO. 13	0.61 AC
TOTAL	33.30 AC

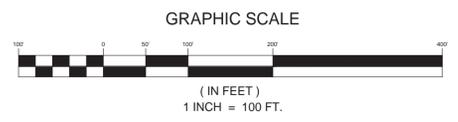
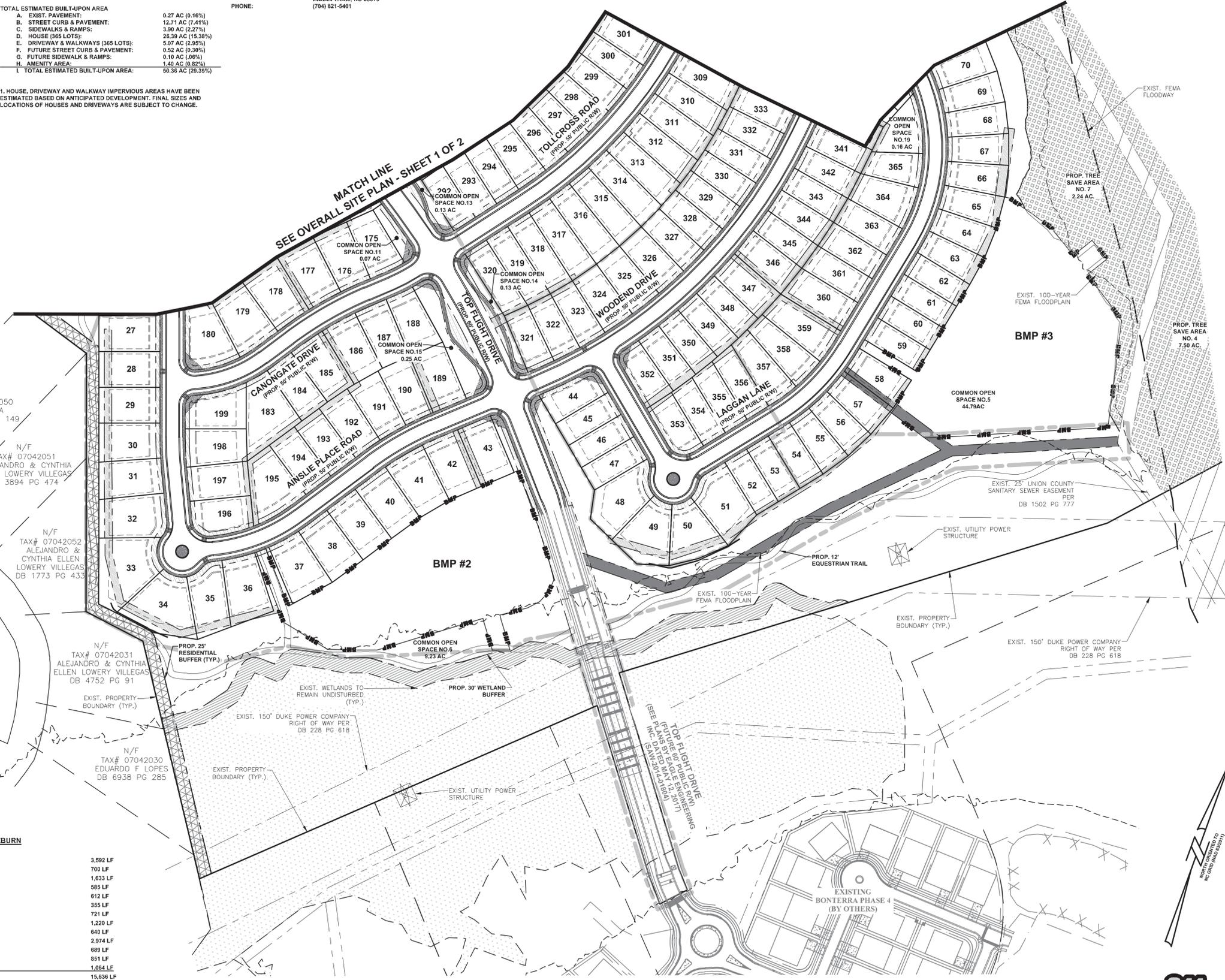
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AREA NO. 16	0.07 AC
AREA NO. 17	0.15 AC
AREA NO. 18	0.03 AC
AREA NO. 19	0.16 AC
TOTAL	85.00 AC (49.6%)

STREET DATA FOR BRAEBURN

50' RIGHT-OF-WAY	
AINSLIE PLACE ROAD	3,592 LF
BELLSHILL DRIVE	700 LF
CALDER DRIVE	1,633 LF
CANONGATE DRIVE	585 LF
DANIA ROAD	612 LF
DRYDEN ROAD	355 LF
EARLSTON ROAD	721 LF
FAIRBRAE LANE	1,220 LF
HATTON ROAD	640 LF
LAGGAN LANE	2,974 LF
RALEGA DRIVE	889 LF
TOLL CROSS ROAD	951 LF
WOODEND DRIVE	1,054 LF
TOTAL	15,636 LF
60' RIGHT-OF-WAY	
TOP FLIGHT DRIVE	2,439 LF
AIKEN CROSS LANE	570 LF
TOTAL	3,009 LF

*ALL STREETS SHALL BE PUBLIC AND ARE PROPOSED FOR ACCEPTANCE INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ROADWAY SYSTEM.



ESP Associates, Inc.
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 803-802-2440 (SC)
 www.espassociates.com

ESP

SEAL
 038830
 ENGINEER
 MATTAMY HOMES

NO.	DATE	REVISION	REVISOR	REVIEWED PER TOWN OF INDIAN TRAIL COMMENTS
1	5/14/18		JAC	
2	7/23/18		JAC	

OVERALL SITE PLAN - SHEET 2 OF 2

BRAEBURN

INDIAN TRAIL, UNION COUNTY, NC

MATTAMY CAROLINA CORP.

PROJECT INFORMATION
 PROJECT MANAGER: MRR
 DESIGNED BY: CAL
 DRAWN BY: CAL
 PROJECT NUMBER: FM26.420
 ORIGINAL DATE: 02/27/18

811
 Know what's below.
 Call before you dig.

C2.1